GOVERNMENT OF ANDHRA PRADESH

A B S T R A CT

Municipal Administration & Urban Development Department – Kadapa Municipal Corporation - change of land use from Mixed land use and Residential land use to Commercial land use for the site at D.No.39/650-16-30 in Sy.No.776/1, 2, 3, 4, 5 to an extent of 3699.96 sq.mts. at Chinnachowk (V), Kadapa - Draft Variation – Confirmed – Orders - Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H2) DEPARTMENT

G.O.MS.No. 189 Dated: 27-10-2020

Read the following:

1. From the DT&CP, A.P., Guntur, Lr.Roc.No.6670/2018/A, dt:17.12.2018.
2. Govt. Memo No.MUNA0KDP/1/H2/2019, dt.18.02.2019.
3. From the DT&CP, A.P., Guntur, Lr.Roc.No.6670/2018/A, dt.09.04.2019.
4. Govt. Memo No.MUNA0KDP/1/H2/2019, dt.23.04.2019.
5. A.P. Extraordinary Gazette No.73, Part-I, Dt.24.04.2019.
6. From the DT&CP, A.P., Guntur, Lr.Roc.No.6670/2018/A, dt.24.10.2019.
7. Govt.Memo No.1104132/H1/2020, dt.18.02.2020.
8. From the DT&CP, A.P., Guntur, Lr.Roc.No.6670/2018/A, dt.26.05.2020.

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ORDER:

The Draft variation to the land envisaged in Kadapa General Town Planning Scheme, issued in reference 4th read above was published in Extra-ordinary Andhra Pradesh Gazette No.73, Part-I, dated.24.04.2019. The Director of Town & Country Planning, AP, Guntur in the reference 3rd and 8th read above has informed that the applicant has paid total an amount of Rs.4,21,280/- towards Development/Conversion Charges for the proposed change of land use.

2. The Director of Town & Country Planning, AP, Guntur in the reference 6th read above has informed that they have published the draft variation appendix notification pertaining to the change of land use in Sakshi (Telugu version) and in Hans India (English version) on 08.08.2019 & 09.08.2019 respectively calling for objections/suggestions from the general public. On publication of notification no complaints/ suggestions were received from the public within stipulate time in the matter. Hence, the draft variation is confirmed.

3. The appended notification will be published in the next issue of the Andhra Pradesh Gazette. i.e., 27.10.2020.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

J. SYAMALA RAO
SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, AP, Vijayawada.
The Director of Town and Country Planning, AP, Guntur.

Contd..2

The Commissioner, Kadapa Municipal Corporation, Kadapa.
Copy to:
The individual through the Commissioner, Kadapa Municipal Corporation, Kadapa.
The District Collector, Kadapa District, Kadapa.
Sf/Sf (E 809234).

// FORWARDED :: BY ORDER //

SECTION OFFICER

APPENDIX
NOTIFICATION

The following variation to the Kadapa General Town Planning Scheme, the Master Plan sanctioned in G.O.Ms.No.402 MA., dated.23.08.2013 and proposed in exercise of the powers conferred by clause (a) under sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) of sub-section (2) of the said section.

VARIATION

The site in Sy.No.776/1, 2, 3, 4, 5 to an extent of 3699.96 Sq.mts. of Chinnachowk (V), Kadapa Town. The boundaries of which are shown in the schedule hereunder and which is earmarked for Mixed land use and Residential land use in the General Town Planning Scheme (Master plan) of Kadapa Town sanctioned in G.O.Ms.No.402, MA., Dated:23.08.2013 is now designated for Commercial land use by variation of change of land use based on the Council Resolution No.237, dated.04.10.2018 as marked "A, B, C, D" in the revised part proposed land use map G.T.P.No.05/2019/A (C.No.6670/2018/ A) available in the Municipal Office, Kadapa Town, subject to the following conditions that:-

1. The Commissioner, Kadapa Municipal Corporation shall ensure that, the applicant shall hand over the site affected in road widening portions as shown in the GTP Map no.05/2019/A to the local body at free of cost through registered deed.
2. The applicant shall submit L.C.C. from the RDO Kadapa.
3. The applicant shall take prior approval from the competent authority before commencing any development work in the site under reference.
4. The title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
5. The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
6. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.

Contd..3

7. The change of land use shall not be used as the proof of any title of the land.

8. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.

9. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North	:	Existing Kadapa to Tirupathi Mini By-pass road road to be widened to 24.00 mt as per Master Plan.
East	:	Vacant land in Sy.No.777 & Existing Structures.
South	:	Existing Road to be widened to 9.00 mt.
West	:	Site belongs to S. Naga Subba Reddy and P.M.R. Motors in Sy.No.776P

J. SYAMALA RAO
SECRETARY TO GOVERNMENT

SECTION OFFICER